

**Stanhope Land Use Board  
September 12, 2016  
Regular Meeting  
Minutes**

**RECEIVED**  
**OCT 18 2016**  
**STANHOPE  
BOROUGH**

**CALL MEETING TO ORDER:**

Chairman Maguire called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE:**

Chairman Maguire invited all those present to stand in a salute to the colors.

**STATEMENT:**

Adequate notice for this meeting has been provided according to the Open Public Meetings Act, Assembly Bill #1030. Notice for this Meeting was forwarded to the New Jersey Herald and Daily Record on January 12, 2016 and was placed on the municipal bulletin board.

Furthermore, notice of the early closed session was sent to the New Jersey Herald and Daily Record on September 1, 2016 and was placed on the municipal bulletin board.

In the event the Board has not addressed all the items on its agenda by 11:00 p.m., and it is of the opinion that it cannot complete the agenda in a reasonable period, the Board may exercise its option to continue this meeting at an agreed time and place, within ten (10) days of this meeting.

At this time, please turn off all cell phones.

**ROLL CALL:**

Nicholas Bielanowski - absent

James Benson – present (arrived @ 6:08pm)

Michael Depew - absent

Rosemarie Maio - present

Thomas Pershouse - present

John Rogalo – present (arrived @ 6:05pm)

Joseph Torelli - absent

Paula Zeliff-Murphy - present

John Maguire – present

Others present: Board Secretary Ellen Horak

**CLOSED SESSION:**

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231 P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently existing;

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Stanhope, County of Sussex, State of New Jersey, as follows:

1. The public shall be excluded from discussion of and action upon and hereinafter specified subject matter(s).
2. The public shall be excluded from discussion of and action upon and hereinafter specified subject matter(s).
3. The general nature of the subject matter(s) to be discussed is as follows:

4. It is anticipated at this time that the above stated subject matter(s) will be made public at the conclusion of each individual specified subject matter.
5. This resolution shall take effect immediately.

On motion by Mayor Maio, seconded by Ms. Zeliff-Murphy, and unanimously carried by voice vote, the foregoing resolution was adopted. The Board went into Closed Session at 6:01 P.M.

At the conclusion of the Closed Session, the Board reconvened the public meeting at 7:00 P.M. with all present.

#### MINUTES

**July 11, 2016 Regular Meeting** – On motion by Mr. Torelli, seconded by Mr. Benson, the Minutes of the July 11, 2016 meeting were approved on unanimous voice vote.

#### CORRESPONDENCE

07-18-16 New Jersey Planning Officials – NJ Planner (May/June)

08-04-16 Richard DeLuca, Esq. – New Jersey Law Journal Article (Downzoning Ordinances)

08-22-16 New Jersey Planning Officials – NJ Planner (July/Aug)

On motion by Mayor Maio, seconded by Mr. Pershouse and carried by unanimous voice vote, the Correspondence List was accepted and placed on file.

#### OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

Chairman Maguire opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Chairman Maguire closed the public portion of the meeting.

#### RESOLUTION OF MEMORIALIZATION:

##### **16-02, Vincenzo Bruzzese**

Block 11207, Lot 11 – Site Plan Application

Approval Granted: 07/11/16

Chairman Maguire noted the Resolution of Memorialization was forwarded to the Board prior to the meeting. Mayor Maio questioned if the Board Engineer received a copy of the resolution, noting a number of conditions must be met to the satisfaction of Mr. Keller. The Board Secretary stated she does not believe the Board Attorney forwarded a copy of the resolution to Mr. Keller for his review. The Board discussed the need for the Board Engineer to review the resolution prior to its adoption. On motion by Mr. Benson, seconded by Mr. Pershouse and carried by unanimous voice vote, action on the Resolution of Memorialization was tabled to the next meeting. The Board Secretary will provide the Board Engineer with a copy of the Resolution of Memorialization and ask for his review and comments.

#### NEW BUSINESS:

**2017 Budget** – Chairman Maguire stated he and the Board Secretary prepared a draft 2017 budget for the Board's review. The Board conducted a line item review of the budget and agreed the amount for Training and Education should be increased from \$70.00 to \$150.00. The total 2017 budget amount requested is \$4,360.00. On motion by Mr. Rogalo, seconded by Mr. Benson and

carried by the following unanimous roll call vote, the Board approved the 2017 budget request and directed the Board Secretary to submit same to the governing body.

AFFIRMATIVE: Mr. Benson, Mayor Maio, Mr. Pershouse, Mr. Rogalo, Mr. Torelli, Ms. Zelif-Murphy, Chairman Maguire  
OPPOSED: None  
ABSTENSIONS: None

BILLS:

	<b>Bowman Consulting Group</b>	
8/03/16	Re: Bruzzese – Site Plan Application	\$140.00

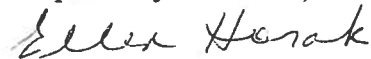
On motion by Mr. Torelli, seconded by Mr. Pershouse, the aforesaid bills were approved on the following unanimous roll call vote:

AFFIRMATIVE: Mr. Benson, Mayor Maio, Mr. Pershouse, Mr. Rogalo, Mr. Torelli, Ms. Zelif-Murphy, Chairman Maguire  
OPPOSED: None  
ABSTENSIONS: None

ADJOURNMENT:

On motion by Mayor Maio, seconded by Mr. Torelli, it was the consensus of the Board to adjourn the meeting at 7:13 P.M.

Respectfully submitted,



Ellen Horak, Board Secretary

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